



REPORT TO THE PLANNING COMMISSION

CITY COUNCIL CHAMBERS, 3300 CAPITOL AVENUE, FREMONT CA 94538

General Order of Business

1. Preliminary (Call to Order – 7:00 p.m.,
Salute to the Flag, Roll Call, Approval of
Minutes, Disclosures)
2. Consent Calendar
3. Public/Oral Communications
4. Public Hearing Items
5. Miscellaneous Items (Matters of Interest)
6. Adjournment



Addressing the Planning Commission

Any member of the public may speak on any item under discussion by the Planning Commission after “being recognized” by the Chairperson. To speak, walk to the rostrum directly in front of the Commission and, after the Chairperson recognizes you, state your name and address. Generally, after the Chairperson introduces an item, the order of presentation begins with comments by staff. The project applicant or their authorized representative may then comment. Next, interested members of the public may speak. Additional comments by the applicant or staff, as appropriate, may follow. At the close of testimony, the matter will return to the Planning Commission for discussion and action. Any item not introduced prior to 11:00 p.m. will automatically be “continued,” or held over, to the next regularly scheduled Planning Commission meeting.

Consent Calendar

Items on the Consent Calendar are scheduled public hearing items which are considered routine by the Planning Commission. The Consent items will be enacted by one motion and one vote and include the following:

- Items recommended for continuance to a later meeting.
- Items for which staff has received no indication of public concern and for which staff is recommending approval.
- Items which have been moved from the regular hearing agenda and placed on the Consent Calendar at the beginning of any particular meeting.

Items on the Consent Calendar may be removed by any member of the public or Planning Commission. If removed from the Consent Calendar, the item will be placed on the regular hearing agenda in its normal sequence on the agenda. When the Planning Commission approves a consent item, it approves the staff recommendation together with any conditions of approval included in the recommendation.

Please note that items on the regular hearing agenda may be placed on the Consent Calendar at the beginning of any particular meeting when requested by a member of the Planning Commission and with the approval of the Chairperson. If a Planning Commissioner requests that an item be moved from the regular hearing agenda and placed on the Consent Calendar, the Chairperson will ask if anyone in the audience or any other Commissioner wishes to speak to the item or have the item heard. If no one wishes to do so, the Chairperson may move the item to the Consent Calendar and it will be considered at that time. Accordingly, anyone wishing to speak to an item should be present at the beginning of the meeting.

Oral Communications

Any member of the public desiring to speak on a matter which is not scheduled on this agenda may do so under Oral Communications. As a matter of policy, the Planning Commission does not take immediate action on items presented under Oral Communications.

General Information

The Planning Commission usually meets on the 2nd and 4th Thursday of each month. [Exceptions: Only one meeting in August 23, November 8, and December 13.] Commission meetings are held in the City Council Chambers at 3300 Capitol Avenue.

Stenocaptioning and/or earphones for people who are hearing impaired are available from the Recording Clerk 15 minutes prior to the meeting. A driver's license will be held as a deposit. Commission meetings are open captioned for the deaf in the Council Chambers and closed captioned for home viewing. Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the Planning Department at (510) 494-4440. Planning Commission meetings are open captioned for the deaf in the Council Chambers and closed captioned for home viewing. For more information on Planning Commission please visit our website at www.fremont.gov or contact the Planning Department at (510) 494-4440.

The regular meetings of the Fremont Planning Commission are broadcast on Cable Television Channel 27.

Availability of Public Records

All documents submitted to Boards and Commissions will become public information and posted to the www.fremont.gov website. Public records relating to an open session item on this agenda that are distributed by the City to all or a majority of the Planning Commission less than 72 hours prior to the meeting will be available for public inspection at 39550 Liberty Street during normal business hours, at the time the records are distributed to the Planning Commission.

Copies of staff report are available at the Development Services Center at 39550 Liberty Street (between Stevenson Blvd. and Walnut Ave.) and at City Hall at 3300 Capitol Avenue the week of the meeting and are free of charge. Plans and other supporting documents may be viewed any day until noon the day of the Planning Commission meeting. Copies will be provided at cost when feasible. The Development Services Center is open 8 a.m. to 4 p.m., Mondays through Thursdays; and 8 a.m. to 12 p.m., Fridays.

Planning Commission final agendas, which include location maps, staff reports and proximity maps can also be viewed on the Internet at www.fremont.gov/planningcommission

The Planning Commission meetings are now also live over the Internet. Please note: Live webcasts are only available when the Planning Commission is in session. If the Planning Commission is not in session, the web browser will return a "busy" error.

To send an e-mail message to all of your Planning Commissioners send your message to:
planning_commission@fremont.gov

To leave a voice message for any of the Planning Commissioners, dial the numbers listed below:

David Bonaccorsi:	494-4895 *4998
Yogi Chugh:	494-4895 *4992
Dirk Lorenz:	494-4895 *4997
Ed Pentaleri:	494-4895 *4993
Lisa Quan:	494-4895 *4996
Roman Reed:	494-4895 *4995
Dr. Raj Salwan:	494-4895 *4994

We appreciate your interest in the conduct of your City's business. Information about the City or the items discussed in this report may be referred to:

Planning Commission Secretary
City of Fremont Planning Division
39550 Liberty Street, P.O. Box 5006
Fremont, CA 94537-5006
Telephone: 510-494-4440

Planning Commissioners

David Bonaccorsi, Chairperson
Lisa Quan, Vice Chairperson
Yogi Chugh
Dirk Lorenz
Ed Pentaleri
Roman Reed
Dr. Raj Salwan

City Staff

Kristie Wheeler, Planning Commissioner Secretary
Wayne Morris/Kelly Diekmann, Planning Commission Co-Secretaries
Joan Borger, Assistant City Attorney
Prasanna Rasiah, Deputy City Attorney

Alice Malotte, Recording Clerk



AGENDA
FREMONT PLANNING COMMISSION MEETING, JUNE 28, 2012
COUNCIL CHAMBERS, CITY HALL
7:00 P.M.

1. PRELIMINARY

- 1.1 CALL TO ORDER**
- 1.2 SALUTE TO THE FLAG**
- 1.3 ROLL CALL**
- 1.4 APPROVAL OF MINUTES – None**
- 1.5 DISCLOSURES**

2. CONSENT CALENDAR:

NOTICE: ITEMS ON THE PUBLIC HEARING CALENDAR MAY BE MOVED TO THE CONSENT CALENDAR IF NO ONE IS PRESENT TO SPEAK ON THE ITEMS. ALL APPLICANTS AND INTERESTED PERSONS ARE ADVISED TO BE PRESENT AT THE START OF THE MEETING.

Item 2.1 [LA FITNESS – 39153 Farwell Drive – \(PLN2012-00181\)](#) – To consider a Finding for Site Plan and Architectural Approval for a new 44,480-square-foot private fitness club located on the former site of a movie theater complex in the Mowry East Shopping Center in the Irvington Community Plan Area. This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332, Infill Development Projects.
Project Planner – Steve Kowalski, (510) 494-4532, skowalski@fremont.gov

Recommended Approve, based on findings and subject to conditions.
Action:

3. PUBLIC/ORAL COMMUNICATIONS

4. PUBLIC HEARING ITEMS

Item 4.1 [MOWRY AT PASEO PADRE \(WHOLE FOODS\) PLANNED DISTRICT – 38799 Paseo Padre Parkway – \(PLN2012-00083\)](#) – To consider a Preliminary and Precise Planned District, Finding for Floor Area Ratio Increase, Vesting Tentative Parcel Map No. 10102, and a General Plan Conformity Finding to allow the development of a 52,000-square-foot commercial center with a grocery store and retail shops and associated parking and landscaping on a 3.75-acre site located in the

Central Community Plan Area. A Mitigated Negative Declaration has been prepared and circulated for this project in accordance with the requirements of the California Environmental Quality Act (CEQA).

Project Planner – Joel Pullen, (510) 494-4436, jpullen@fremont.gov

Recommended Action: Recommend to City Council

- Item 4.2** **MISSION CREEK PLANNED DISTRICT – 42186 Palm Avenue – (PLN2012-00109)** – To consider a Preliminary and Precise Planned District, Vesting Tentative Tract Map No. 8106, and a Preliminary Grading Plan for 42 single-family homes and associated grading, infrastructure, open space, landscape and circulation improvements in the Mission San Jose Community Plan Area. A Mitigated Negative Declaration has been prepared and circulated for this project in accordance with the requirements of the California Environmental Quality Act (CEQA).
Project Planner – Scott Ruhland, (510) 494-4453, sruhland@fremont.gov

Recommended Action: Recommend approval to City Council

- Item 4.3** **DUMBARTON RECLAMATION PLAN AMENDMENT – 9600 Quarry Road – (PLN2012-00143)** – To consider a Reclamation Plan Amendment for the Dumbarton Quarry, consisting of a Conditional Use Permit Amendment and Preliminary Grading Plan to import up to six million cubic yards of material located in the Baylands Community Plan Area. A Mitigated Negative Declaration has been prepared and circulated for this project in accordance with the requirements of the California Environmental Quality Act (CEQA).
Project Planner – Scott Ruhland, (510) 494-4453, sruhland@fremont.gov

Recommended Action: Approved, based on findings and subject to conditions

- Item 4.4** **PRIVATE OPEN SPACE GENERAL PLAN AMENDMENT – Citywide – (PLN212-00262)** - To consider an amendment to the General Plan Open Space land use designations to add a Cemetery Open Space land use designation and reinstitute a General Open Space land use designation and apply the new designations to certain Private Open Space designated properties citywide. The project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) in that it is not a project which has the potential for causing a significant effect on the environment.
Project Planner – Kelly Diekmann, (510) 494-4450, kdiekmann@fremont.gov

Recommended Action: Recommend approval to the City Council

5. DISCUSSION ITEMS

6. MISCELLANEOUS ITEMS

Information from Commission and Staff:

- Information from staff: Staff will report on matters of interest.
 - Report on actions of City Council Regular Meeting
- Information from Commission: Commission members may report on matters of interest.

7. ADJOURNMENT

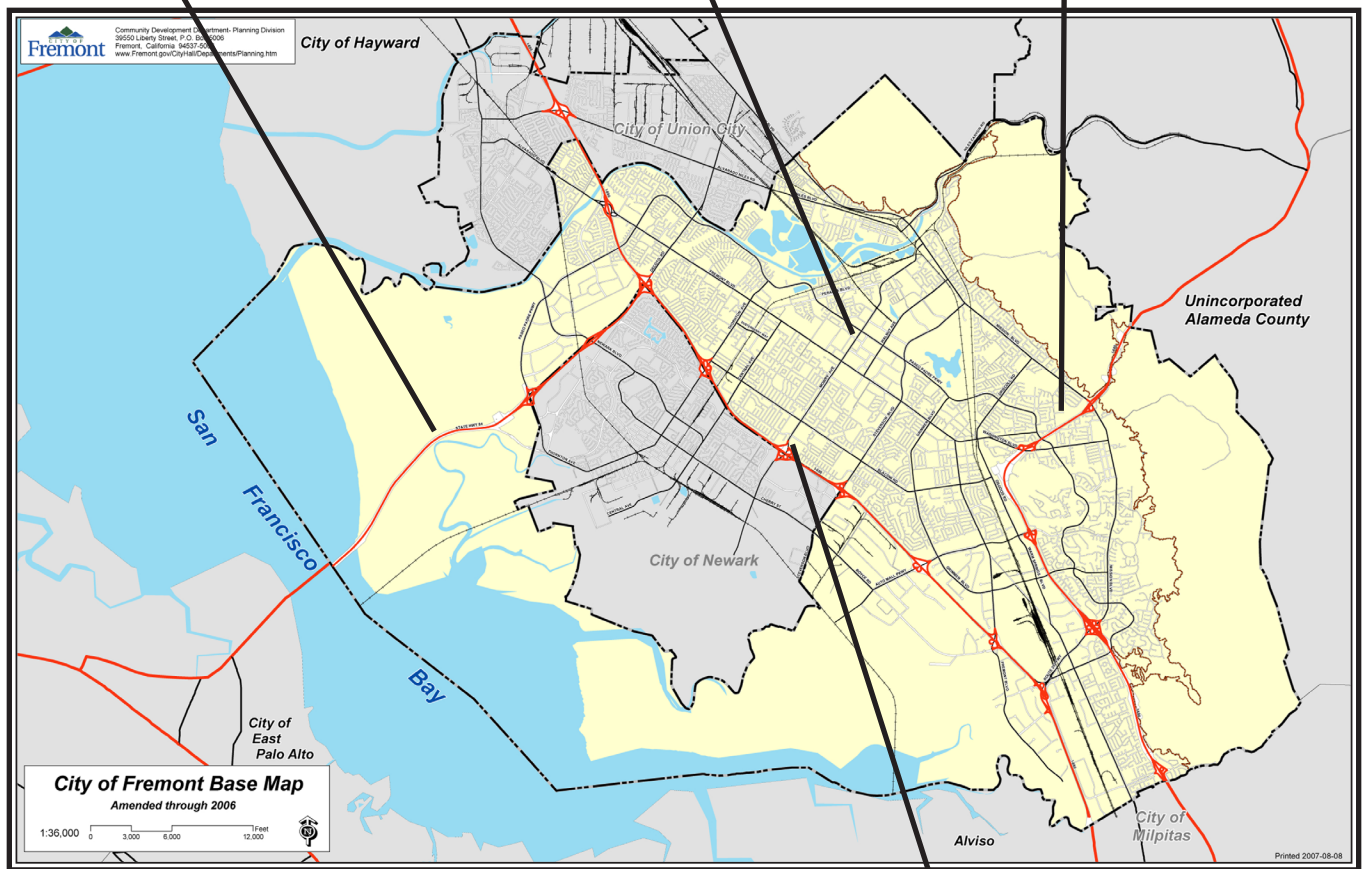
Proximity Map

This map shows the general location of projects (by file number) which are scheduled for Planning Commission consideration.

Dumbarton Reclamation Plan Amendment
9600 Quarry Rd
(PLN2012-00031)

Mowry@Paseo Padre Whole Foods PD
38799 Paseo Padre Pkwy
(PLN2012-00083)

Mission Creek Planned District
42186 Palm Ave
(PLN2012-00109)



Private Open Space General Plan Amendment
Citywide
(PLN2012-00262)

L.A. Fitness
39153 Farwell Dr
(PLN2010-00139)